

DODSON RESIDENCE
502 NORTH STREET
DESIGN ADVISORY BOARD NOTES
JANUARY 22, 2015

DESIGN ADVISORY BOARD NOTES

The following notes are meant to provide clarification and additional information related to the memorandum submitted by Scott Gustin on January 27, 2015. The comments follow the order of items listed in Scott's memo, for clarity.

The application and fee for the Conditional Use Review has been received by the Department of Planning and Zoning.

Part 2, Site Plan Design Standards/Sec. 6.2.2 Review Standards:

Item (i) Vehicular Access: The site plan has been revised to show the existing driveway to be removed and replaced with a new two-track driveway with concrete tracks. This change is proposed in order to reduce the amount of impermeable surface area on the lot, in order to comply with maximum lot coverage restrictions while also providing new parking areas required for the proposed new accessory apartment.

Regarding the noted discrepancy between staff's calculations and the submitted calculations of lot coverage: The lot coverage submitted has been calculated using a precise computer drafting and modeling program incorporating the topographical property survey. The existing and proposed lot coverage diagrams have been revised to illustrate the specific area values used for calculating lot coverage. It is worth noting that after clarification from Scott Gustin, the lot coverage calculations have additionally been revised to incorporate the entire allotted area of the 2 new tandem parking spaces, despite the fact that they are comprised only of two-track gravel materials. Further revisions also take into account the changes in lot coverage resulting from the replacement of the existing driveway with the new two-track driveway. A meeting has been scheduled with Scott Gustin to review and identify the source of the discrepancy in calculations.

Item (j) Pedestrian Access:

The entrance to the proposed apartment shall be through the proposed new Mudroom entrance door. The new apartment is planned as an in-law apartment, and the mudroom is intended to be used as a common and shared entrance space for both the primary dwelling and accessory apartment. No new walkway is therefore required.

Item (o) Outdoor Lighting:

New light fixtures will be provided to illuminate both the entrance door at the proposed Mudroom and also the sliding doors on the north side of the new apartment. The exterior elevations have been revised to show proposed fixture locations. Fixture cut sheets have also been provided as part of this addendum.

Item (p) Integrate infrastructure into the design:

The apartment will not be separately metered. No new ground-mounted equipment is proposed. Mail is currently delivered to the existing house via a mail-slot in the front door. Mail will be delivered to the new apartment via a mail-slot in the new mudroom entrance door.

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Part 3, Architectural Design Standards. Sec. 6.3.2 Review Standards:

(a)3: Building Openings:

Clarification: The entrance to the new apartment shall be through the proposed new Mudroom entrance, which is intended to be used as a shared entrance space for both the primary dwelling and the accessory apartment.

Tie the new addition to the original home using windows:

The proposed windows of the new addition do in fact tie into and relate to those of the existing home in the following ways:

-Proportion:

It is important to note that the existing home contains quite a mixture of window sizes, proportions and styles. There are currently 8 different existing window sizes, all of varying proportions and with varying lite patterns. Some existing windows are double hung units and others are out-swing casements. The proportions of the proposed new windows are directly related to the proportions of the existing windows. Many of the proposed window units repeat the exact size and/or proportion of a selection of the existing windows, as illustrated in A-201: Window Study, dated 1/22/15. (This study has been added to the application materials for consideration.)

The proposed new windows of the addition are scaled down in direct proportion to the existing windows in order to reinforce that the apartment addition is subordinate to, but clearly related with, the existing primary dwelling.

The same window unit size and proportion is also repeated throughout the new design often, either in singles or pairs, in order to create a sense of continuity and homogeneity within the new addition. This also reinforces the hierarchy between the existing and new buildings, allowing the existing home with its many and various window sizes and patterns to remain the primary focus.

-Alignments:

The head height of the new windows at the Mudroom on the East Elevation aligns with the head height of the existing adjacent kitchen window. Since the interior floor level of the addition drops significantly from the main house to the mudroom, this same head height could not continue throughout the remainder of the addition.

Head and sill height alignments are carried throughout the remainder of the addition, in order to create a sense of balance and order.

Interior Function:

In the existing house, window patterns, sizes, styles and heights differ based on the interior functions of the rooms in which they are located. This is especially evident on the existing East Elevation, where the windows are placed in order to accommodate a stair, bathroom and kitchen. They don't align and their sizes and shapes are all different from one another. In the new design, the windows of the kitchenette are of a slightly different proportion but are reminiscent of those in the existing kitchen of the primary house, changing shape slightly to reflect function.

Grille Pattern and Window Style:

An attempt to replicate the style of the windows in the existing home would bring several disadvantages to the design of the proposed addition.

-The addition is not intended to compete with, mimic or incorporate the historical features and characteristics of the existing house, which express the home's physical record of time and place within the city's historical fabric. Instead, the addition is intended to establish its own record of time and place, both linked to and also distinguished from the

existing house. The sizes and proportions of the new windows link the new addition to the existing home, without the need to copy the historic features of the existing windows.

Incorporating new windows which simulate and imitate the historic style and lite patterns of the double hung windows in the existing house would confuse the statement of time and place of the new construction. The mismatch of new construction materials with anachronistically used copies of historic materials would create a false sense of historical development, diluting the historical record.

The application of false grilles to match the lite patterns of the existing windows would also allow much less light into the new rooms of the addition. This would either result in less desirable darker interior spaces or the need to make the window sizes larger, blurring the hierarchy between the new accessory apartment and the existing primary dwelling.